

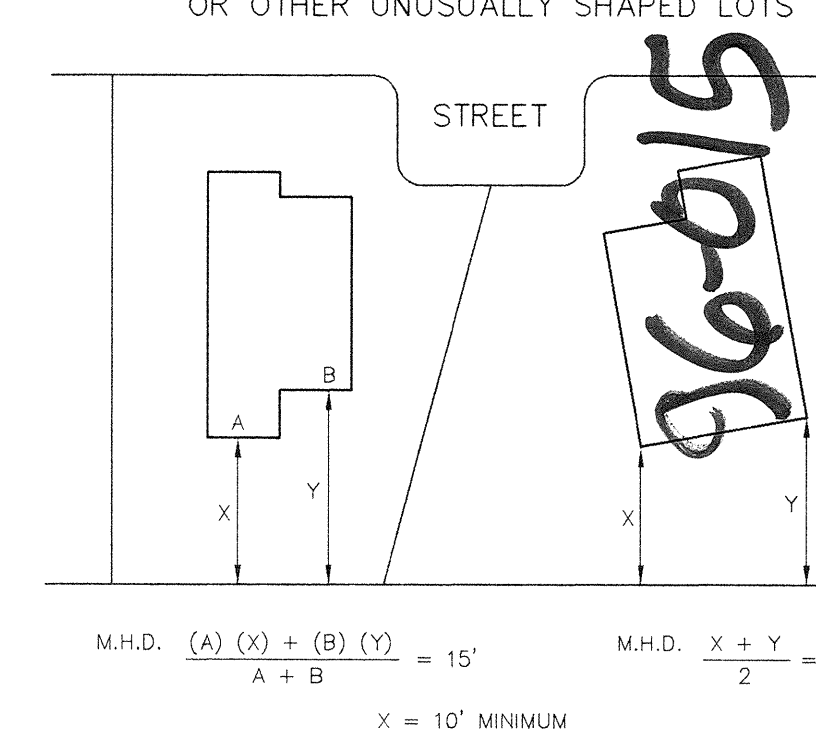
LOCATION MAP

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

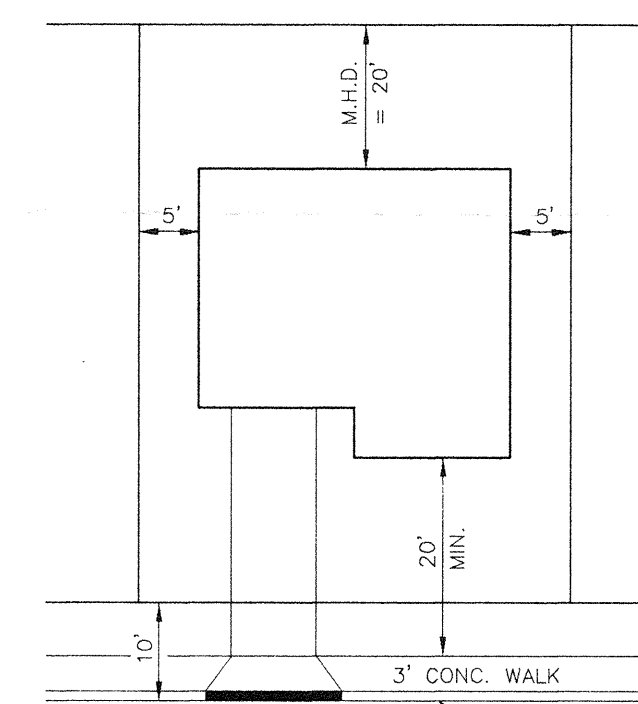
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
RIGHT-EQUATION D
 $L=13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R=0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



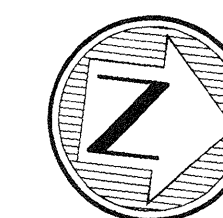
MEAN HORIZONTAL DISTANCE

NOT TO SCALE



TYPICAL LOT

NOT TO SCALE



GRAPHIC SCALE

1 inch = 100 ft.

REDLAND OAKS UNIT 1, SUBDIVISION
(VOL. 3013, PGS. 125-126)

OUTRIDER

OLD STABLE ROAD

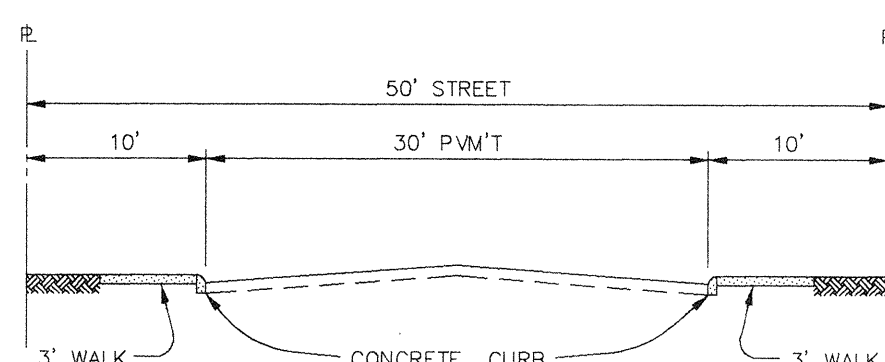
LOT 1, BLOCK 1
REDLAND ROAD ELEMENTARY
SCHOOL SUBDIVISION
(VOL. 9519, PG. 195)

LOT 2, BLOCK 1
JONES MALTSBERGER MIDDLE
SCHOOL SUBDIVISION
(VOL. 9522, PG. 79)

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 3.62 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 73%
TOTAL SPACE	= 29.544 ACRES
OCCUPIED SPACE	
3.140 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.253 ACRES	DRIVEWAYS (17' X 30')
3.635 ACRES	HOUSE SLABS (INCLUDES GARAGE)
8.028 ACRES	(TYPICAL 1480 SF)
TOTAL	

NET OPEN SPACE = 21.516 ACRES
+ 29.544 ACRES
OPEN SPACE RATIO = 0.73



TYPICAL STREET SECTION

NOT TO SCALE

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN UNIT 4 ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns for new construction proposed for the subject tract located on the Edwards Aquifer Recharge Zone

- Prior to the release of any future building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.
 - A Water Pollution Abatement Plan shall be submitted for each particular development use within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - A copy of each of the approved Water Pollution Abatement Plans.
- Any abandoned wells or improperly plugged wells which are discovered shall be addressed in accordance with the San Antonio Water Code.
- That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimizing water needs (i.e., use of native plants).
- The storage, handling, use and disposal of all materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
- That the City of San Antonio shall inspect all future construction of service laterals and sewer mains.

- 107 RESIDENTIAL UNITS
- TOTAL ACREAGE 29.544 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 65, BLOCK 2 IS A PRIVATE STREET.

DEVELOPER:
ASPEN HOMES
1848 LOCKHILL SELMA, SUITE 102
SAN ANTONIO, TEXAS 78213
PHONE: (210) 349-1628

#96-015

APPROVED
PLANNED UNIT DEVELOPMENT

City of San Antonio
Planning Commission

Chairman: *[Signature]* Date: 5-10-96
Secretary: *[Signature]* Date: 5-10-96

"A PLANNED UNIT DEVELOPMENT"

P.O.A.D.P. and P.U.D. PLAN

for

REDLAND RANCH SUBDIVISION



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1029 W. Riedelwood - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46071.00

FILE:

DATE: 2/29/96

DESIGN: L.R.

DRAWN: L.R.

CHECKED: *[Signature]*

SHEET 1 OF 1